PT OF SEC 38-4N-24E
IN OR 2175/1471

DAVIS JEFFREY D & CANDY S
28200 DAVIS RD
HILLIARD, FL 32046

2025

38-4N-24-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

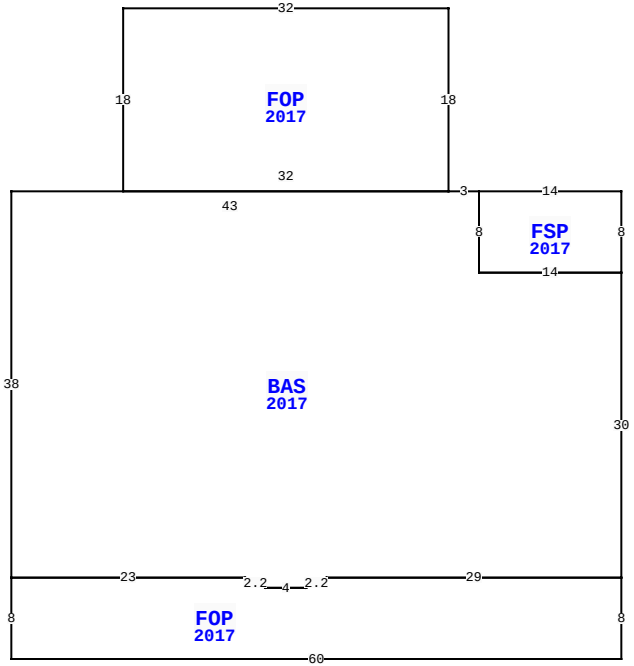
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,174	100	2017	2,174	334,811
FOP	474	30	2017	142	21,869
FOP	576	30	2017	173	26,643
FSP	112	40	2017	45	6,931
TOTALS	3,336			2,534	390,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,534	120.2784	158.77	402,323	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2019 Heated Area: 2174 HX Base Yr 2019



28200 DAVIS RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		390,253
TOTAL MARKET OB/XF VALUE		72,398
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		560,151
SOH/AGL Deduction		241,077
ASSESSED VALUE		319,074
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		268,352
TOTAL JUST VALUE		560,151
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		527,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001555	SWIM POOL	41,000	03/01/2018
17005654	CO ISSUED	0	06/26/2017
B1633549	NEW CONSTR	269,663	12/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2175/1471	2/07/2018	WD	U	I	11	100
GRANTOR: DAVIS GARY C & VIRGIN						
GRANTEE: DAVIS JEFFREY D & C						
2080/0082	10/27/2016	WD	U	V	11	100
GRANTOR: DAVIS GARY C & VIRGIN						
GRANTEE: DAVIS JEFFREY D & C						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W14 BAS=[YR=2017] W3 FOP=[YR=2017] N18 W32 S18 E32$ W43 S38 FOP=[YR=2017] S8 E60 N8 W29 D1 L2 W4 U1 L2 W23$ E23 D1 R2 E4 U1 R2 E29 N 30 W14 N8$ S8 E14 N8$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0300	BOAT DCK W	0	100	16	14	224.00	SF	20.00	20.00	100	2000	2000	3	27	1,210	
2	0861	POOL GUNIT	0	100	0	0	424.00	SF	85.00	85.00	100	2018	2018	3	84	30,274	
3	0855	CONC PAVER	0	100	0	0	1,156.00	SF	10.00	10.00	100	2018	2018	3	97	11,213	
4	0476	VF 6 SBPL	0	100	0	0	66.00	LF	32.00	32.00	100	2018	2018	3	92	1,943	
5	0462	ST/AL FNC	0	100	0	0	288.00	SF	10.00	10.00	100	2018	2018	3	84	2,419	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	
7	0350	CARPORT WD	0	100	35	32	1,120.00	SF	9.36	9.36	100	2019	2019	3	82	8,596	
8	0510	GARAGE WD-	0	100	35	10	350.00	SF	35.00	35.00	100	2020	2020	3	90	11,025	
9	0350	CARPORT WD	0	100	26	26	676.00	SF	9.36	9.36	100	2020	2020	3	86	5,442	

LAND DESCRIPTION

TOTAL OB/XF 72,398

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		OR	0.00	0.00	3.25	AC		1.00	1.00	1.00	30,000.00	30,000.00	97,500							

REVIEW DATE 06/11/2021 BY TWA Total Acres: 3.25 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS